

**SEC. 10-1.1530 CENTRAL CITY - RESIDENTIAL SUBDISTRICT (CC-R)**

**SEC. 10-1.1531 CC-R PURPOSE.**

The purpose of the Central City - Residential (CC-R) Subdistrict is to establish a concentration of multi-family and complementary uses in order to provide a quality central city living environment and to provide market support for Central City businesses.

**SEC. 10-1.1532 CC-R PERMITTED USES.**

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-R District as primary uses.

- (1) Administrative and Professional Offices/Services.  
None.
- (2) Automobile Related Uses.  
None.
- (3) Personal Services.  
None.
- (4) Residential Uses.
  - (a) Artist's loft. (Live above place of business)
  - (b) Boarding home.
  - (c) Group home. Within existing single-family dwellings. (6 or fewer residents, excluding staff). (Density per Downtown Hayward Design Plan)
  - (d) Multiple-family dwellings. (Existing as of May 4, 1993, including their accessory structures and uses)
  - (e) Second family dwelling, attached.
  - (f) Single-family dwelling.
- (5) Retail Commercial Uses.  
None.
- (6) Service Commercial Uses.  
Reverse vending machines. (When located within a convenience zone.)
- (7) Other Uses.
  - (a) Ambulance service.
  - (b) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735.c. for standards)
  - (c) Day care home. (State-licensed, less than 24-hour care for children or adults, 14 or fewer persons, excluding staff. See definitions)

(d) Public agency facilities.

b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the permitted uses in the CC-R Subdistrict:

- (1) Accessory buildings and uses. (See Section 10.1.1555.)
- (2) Garage sales. (4 per year per dwelling. See General Regulations Section 10-1.2735.d.)
- (3) Home occupation. (See definitions)
- (4) Household pets.
- (5) Indoor storage. (Clearly subordinate to a primary or conditional use that is open to the public and which conforms to the policies and goals of the Redevelopment Agency and the Central City -Residential Subdistrict.

**SEC. 10-1.1533 CC-R CONDITIONALLY PERMITTED USES.**

a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-R Subdistrict subject to approval of an administrative use permit:

- (1) **Administrative and Professional Offices/Services.**
  - (a) Accounting and financial offices. (Excluding check-cashing stores)
  - (b) Architectural and engineering offices.
  - (c) Banks and financial institutions.
  - (d) Check cashing store.
  - (e) Chiropractic and acupuncture offices.
  - (f) Insurance and real estate offices.
  - (g) Law offices.
  - (h) Medical and dental offices.
  - (i) Travel and airline agency offices.
- (2) **Automobile Related Uses.**
  - (a) Automobile parts store.
  - (b) Parking lot.
- (3) **Personal Services.**
  - (a) Barber or beauty shop. (Excluding college)
  - (b) Dance studio.
  - (c) Dry cleaning/laundry.
  - (d) Health club.

- (e) Martial arts studio.
  - (f) Massage parlor. (When ancillary to a primary and related use such as a beauty salon)
  - (g) Nail salon.
  - (h) Palm reading service.
  - (i) Music studio.
  - (j) Photography studio.
  - (k) Physical fitness studio.
  - (l) Shoe repair.
  - (m) Suntan parlor.
  - (n) Tailor/seamstress shop.
- (4) Residential Uses.  
Boarding home.
- (5) Retail Commercial Uses.
- (a) Antique store.
  - (b) Appliance store.
  - (c) Art and art supplies store.
  - (d) Bicycle store.
  - (e) Bookstore.
  - (f) Camera store.
  - (g) Card shop.
  - (h) Carpet/drapery store.
  - (i) Clothing store.
  - (j) Consignment store.
  - (k) Convenience market. (See General Regulations Section 10-1.2750 et seq. for regulations of alcohol)
  - (l) Fabric store.
  - (m) Floral shop.
  - (n) Furniture store.
  - (o) Garden supplies store.
  - (p) Gift shop.
  - (q) Hardware store.
  - (r) Jewelry store.
  - (s) Locksmith shop.
  - (t) Music store.
  - (u) Paint/wallpaper store.
  - (v) Pet grooming shop.
  - (w) Pet store.
  - (x) Plumbing and heating store.
  - (y) Restaurant, with bar. (See General Regulations Section 10-1.2750 et seq. for regulations of alcohol)
  - (z) Sporting goods store.
  - (aa) Stationary store.
  - (bb) Supermarket.

- (cc) Toy store.
- (dd) Variety store.
- (ee) Video sales and rental.

(6) Service Commercial Uses.

- (a) Copying or reproduction facility.
- (b) Mailing or facsimile service.
- (c) Recycling collection area.
- (d) Taxi company.

(7) Other Uses.

- (a) Ambulance service.
- (b) Day care center.

(State-licensed, less than 24-hour care for children or adults, 15 or more persons, excluding staff. See definitions.)

- (c) Educational facility.
- (d) Farmer's market.
- (e) Home occupation - expanded.
- (f) Temporary use.
- (g) Cultural facility.
- (h) Educational facility.
- (i) Hospital, convalescent home.
- (j) Recreational facility.
- (k) Religious facility.

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the CC-R Subdistrict subject to approval of a conditional use permit:

(1) Administrative and Professional Offices/Services.

None.

(2) Automobile Related Uses.

None.

(3) Personal Services.

None.

(4) Residential Uses.

Group home, large.

(5) Retail Commercial Uses.

None.

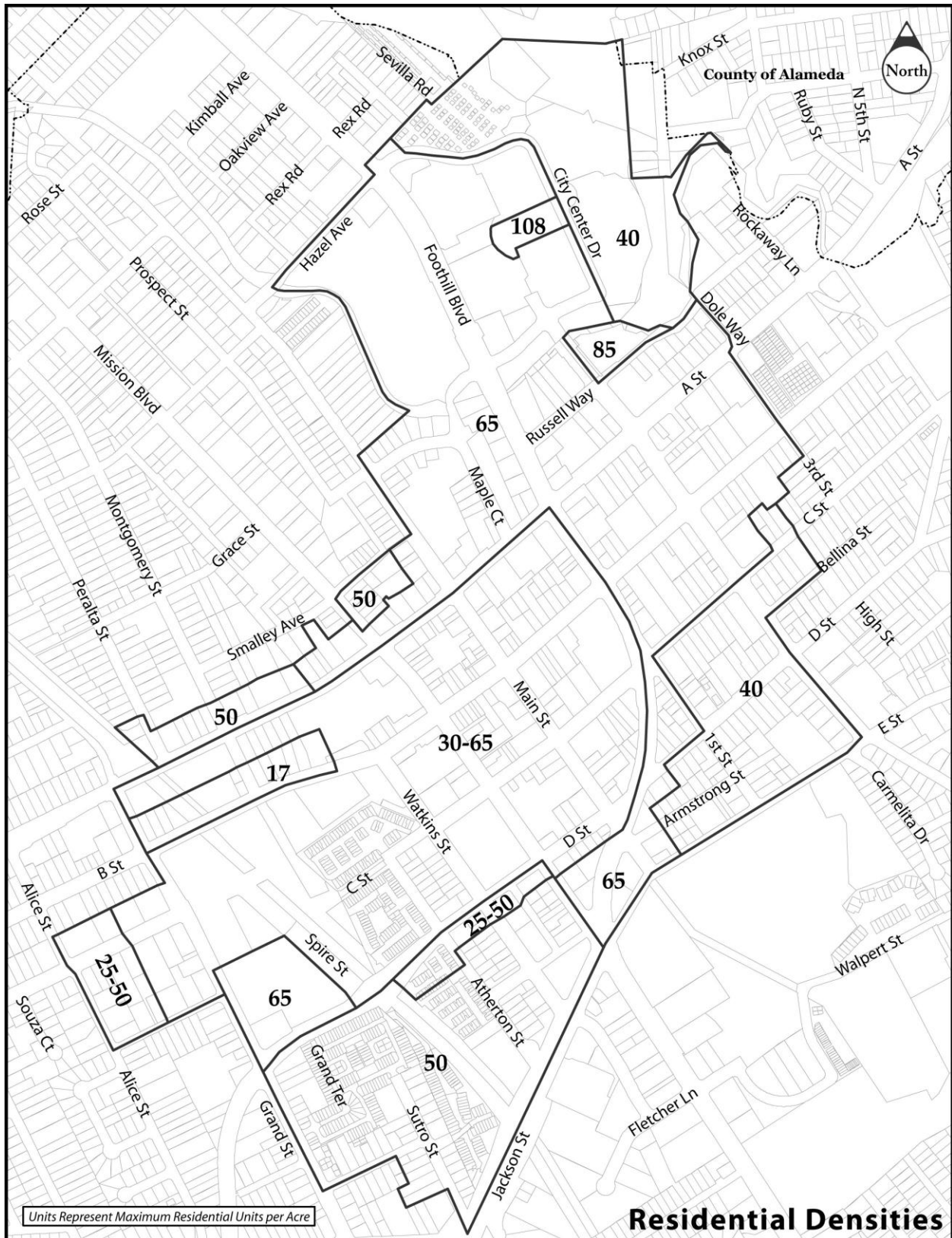
(6) Service Commercial Uses.

None.

- (7) Other Uses.  
None.

**SEC. 10-1.1534 CC-R LOT REQUIREMENTS.**

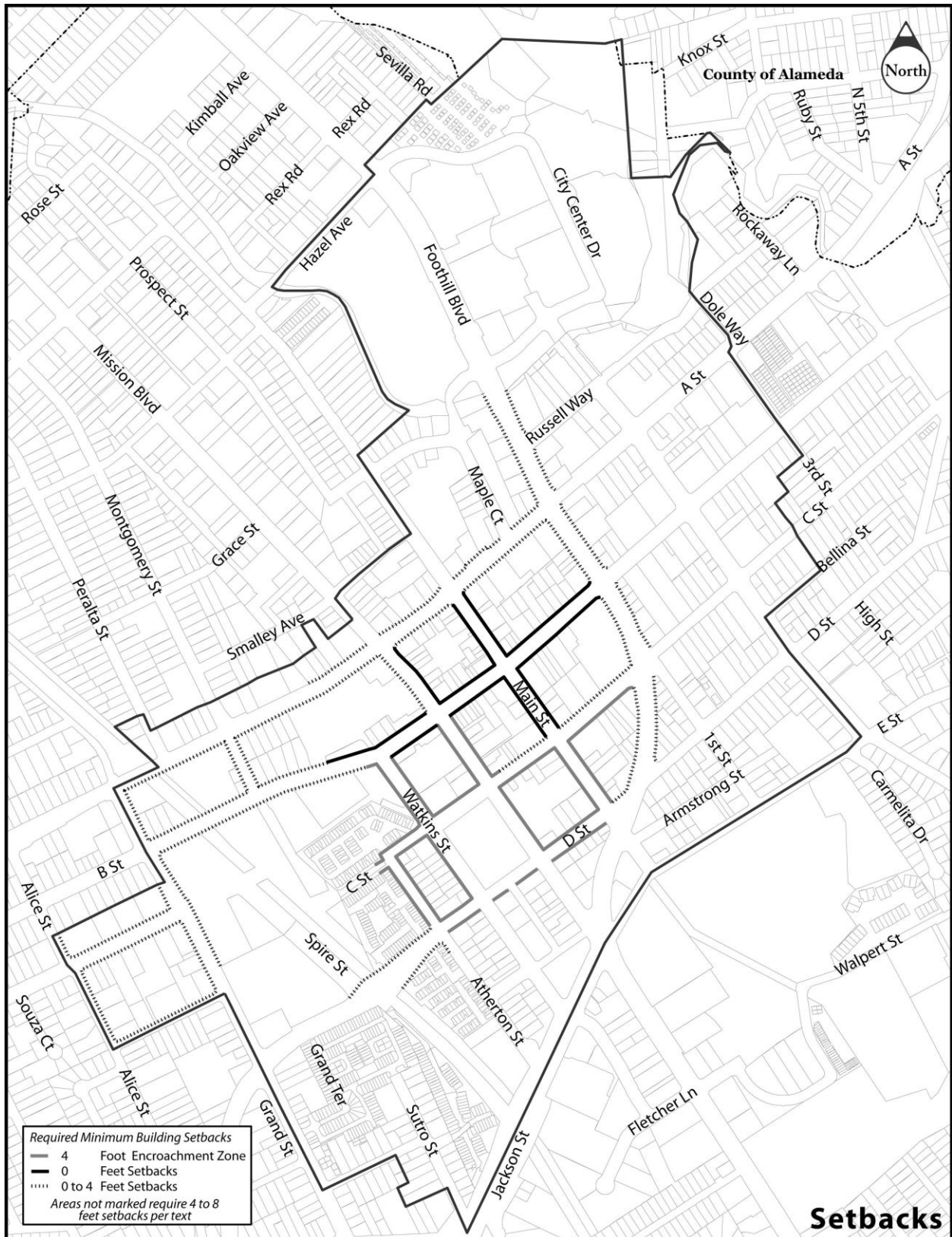
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|----|------------------------------|---|
| a. | Minimum Lot size:            | None.   |
| b. | Maximum Residential Density: | Densities shall be established in substantial compliance with the Downtown Hayward Design Plan and as indicated herein. |



- c. Minimum Lot Frontage: None.
- d. Minimum Average Lot Width: None.
- e. Maximum Lot Coverage: None.
- f. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.1535 CC-R YARD REQUIREMENTS.**

- a. Minimum Front Yard: In substantial compliance with Downtown Hayward Design Plan and as indicated herein.

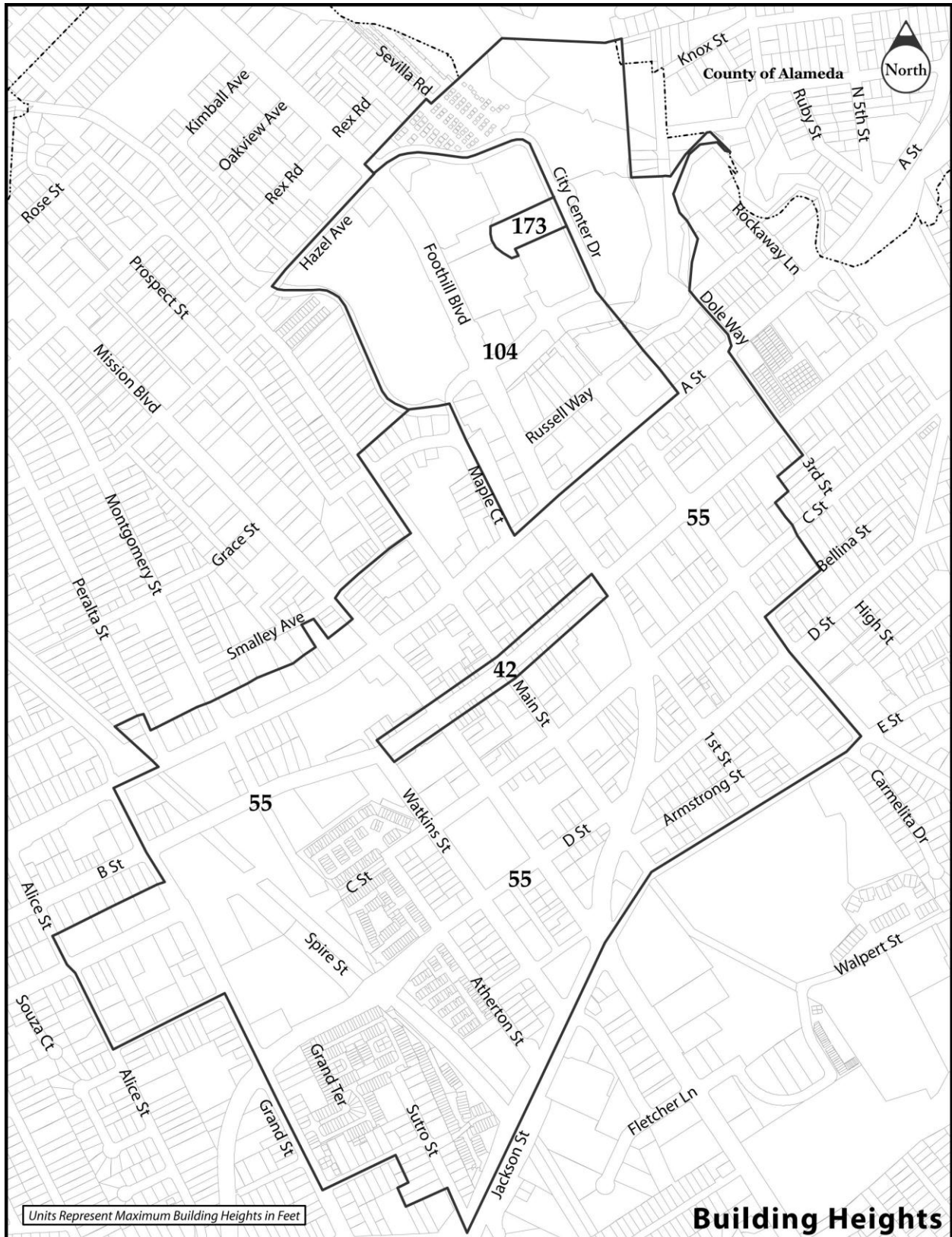




- b. Minimum Side Yard: 5 feet or 10 percent of the lot width up to 10 feet, unless waived by the Planning Director or by the approving authority.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: None, except 15 feet shall be required for residential uses or other uses abutting residential or open space zones or residentially developed property.
- e. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1536 CC-R HEIGHT LIMIT.**

- a. Maximum Building Height: Maximum height shall be established in substantial compliance with the Downtown Hayward Design Plan and as indicated herein.



- b. Maximum Accessory Building Height: 14 feet and one-story.
- c. Maximum Height for Fences/hedges/walls:
  - (1) Front and Side Street Yard. 4 feet.
  - (2) Side and Rear Yard. 6 feet.(Also see Section 10-1.1555.h. for additional standards)
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

***Please refer to Sections 10-1.1550 and 10-1.1555 under Sec. 10-1.1540 Central City-Plaza Subdistrict (CC-P) for further requirements.***

*Maps in Section 10-1.1534, 10-1.1535 and 10-1.1536 amended August 2006  
Section 10-1.1530 amended by Ord. 13-12, adopted November 19, 2013.*